



GRASSROOTS
REALTY GROUP

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123 Fish Store Avenue NW
Calgary, Alberta

MLS # A2338185



\$95,000

Division: Crescent Heights

Type: Business

Bus. Type: -

Sale/Lease: For Sale

Bldg. Name: -

Bus. Name: -

Size: 985 sq.ft.

Zoning: C-COR1

Heating: -

Addl. Cost: -

Floors: -

Based on Year: -

Roof: -

Utilities: -

Exterior: -

Parking: -

Water: -

Lot Size: -

Sewer: -

Lot Feat: -

Inclusions: \$20000 Inventory, \$10000 Equipment including 48 Aquariums and existing system.

Well-established specialty tropical fish and aquarium store in a central Calgary location. Operating for over 10 years with a loyal customer base, strong online reviews and consistent monthly sales. Approximately 985 sq. ft. with 48 aquariums, equipment and approximately \$20,000 in inventory included. Five-year lease available and seller will provide one month of training for a smooth transition. Excellent turnkey opportunity for an owner-operator or aquarium enthusiast.